THE HOME INSPECTORS

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INSPECTION REPORT

52WB-4YPW
Ibraheem Malkawi
4635 Beech St
Bellaire, TX 77401

PROPERTY INSPECTION REPORT FORM

Ibraheem Malkawi *Name of Client*	06/05/2025 *Date of Inspection*
4635 Beech St, Bellaire, TX 77401 *Address of Inspected Property*	
Zachary Ramage *Name of Inspector*	#25653 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspector Accessibility: While every effort is made to inspect every system/component required per the TREC Standards, access is often limited or non-existent. Common causes of limited accessibility include, but are not limited to, stored items, ductwork, electrical and plumbing components, low clearance, roof slope or other safety concerns. Common areas where limited accessibility is often encountered include, but is not limited to; crawl spaces, attics, steep pitched or second story roofs, and interior walls. When the inspector notes limited accessibility in the report, it should be assumed that deficiencies with the inaccessible system/component may be present, and it is the client's responsibility to obtain further evaluations.

Information regarding the approximate age of HVAC System Components/Water Heating Equipment:
It is beyond the scope of inspection and only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but not guaranteed. In no event will The Home Inspectors or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided.

Specialized Equipment:

The use of "specialized equipment" is at the discretion of the inspector to form opinions as he deems necessary in certain instances.

Thermal Imaging: Client understands the Inspector may perform infrared imaging scans of select areas, at the Inspector's discretion. Infrared imaging is not guaranteed to detect hidden defects including, but not limited to, water damage, structural defects, insulation deficiencies, electrical problems, mold, or insect infestations. To capture acceptable infrared thermal images, favorable environmental conditions must exist. Obstacles like furniture or reflective surfaces (e.g., glass or foil) may also limit the effectiveness of scans. Infrared imaging is a supplementary tool and not a replacement for a visual inspection.

Pictures:
The pictures in this report show a sampling of the conditions or deficiencies and should not be considered to show all the deficiencies observed. They are intended to illustrate some, but not all the deficiencies and to help clarify the textual information in the report. Do not rely on the pictures alone.

Statements Regarding Deficiencies:
Where statements regarding deficiencies in the report include plurals such as 'various' or 'several'; it is recommended to further evaluate the entire system or component since all deficiencies are not exhaustively listed on the report.

Occupancy: Occupied. This is a limited view of many areas in this home. The home was occupied at the time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, or personal items are not moved for the inspection.

Levels: Two story. Estimated age: 8. The structure faces: North.

Weather conditions: Clear. The temperature at the time of inspection was in the: 80's.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Comments:

Because some structural movement is tolerated in the construction industry, evaluation of foundation performance is, to a great extent, subjective. My evaluation of this foundation is a visual review and represents my opinion based on personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted. We recommend a foundation soil maintenance program to help reduce foundation movement.

Type of Foundation(s): Pier & Beam - Crawlspace.

Foundation opinion:

The dwelling appears to have experienced a common degree of settlement for its age and location. The cracking noted at interior and/or exterior areas is not in my opinion currently affecting the serviceability of the structure. If a more detailed evaluation is desired, I recommend further review by a structural engineer.

When inspecting crawl spaces every attempt is made to fully inspect all areas. Several factors will limit access to the entire crawl space. When a crawl space is not fully entered we recommend that a qualified contractor create adequate access and perform an evaluation and make any repairs necessary.

The crawl space vantage point: From immediate access area.

Access limitations present: Access hatch size (minimum is 18x24 inches).

Areas entered From access area only.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

General lot drainage and slope is inspected by visual means only (no measuring devices are used- such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

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Surface drains were noted at the South side(s) of the house. Cleaning the drain covers and drain basins is recommended as a basic maintenance procedure. It is beyond the scope of our inspection to verify the operation or adequacy of drainage systems. If such a review is desired, we recommend consulting a specialist.

Areas of the surface drains were raised above the surface on South side(s) of the house. We recommend repairs to these areas to allow water to drain into the drain and not pond at the outside.

We recommend that at least two inches of concrete show between the brick or siding and the dirt line. A high soil line was noted at the North, South, East, West side(s). Inadequate clearance can allow water to penetrate into the structure causing moisture damage.

Gutters & Downspouts:
Deficiencies were noted in the installed gutter system including disconnected downspouts.We recommend repairs as necessary to ensure serviceability.

An underground rain gutter drain system was noted. It is beyond the scope of our visual inspection to verify the operation or adequacy of drainage systems. If such a review is desired, we recommend consulting a specialist.

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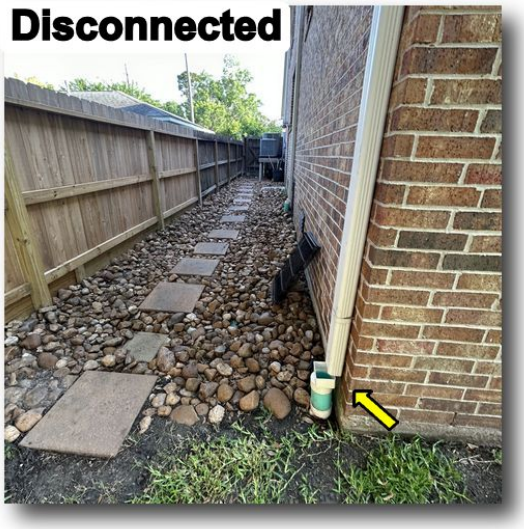
I	NI	NP	D



☐ ☐ ☐ ☑ **C. Roof Covering Materials**

Comments:

To prevent damage to the roof surface, The Home Inspectors do not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/ fastener schedule for the roofing material was not inspected. If further review is desired, we recommend evaluation by a qualified contractor. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning the cause.

Type(s) of Roof Covering:Asphalt Shingles Viewed from: Ground Level with Binoculars as needed.

When inspecting roof surfaces every attempt is made to fully inspect all areas. Several factors will limit access to the roof surface. When a roof is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The roof surface vantage point: Ground Level with Binoculars as needed.

Access limitations present: Two story roof.

Areas accessed: N/A.

Loose/lifted flashing was noted at the North, South side. Recommend evaluation and repair as necessary to help ensure serviceability.

The roof shows a common degree of wear for its age and type, but may be nearing the end of its useful life. We recommend that the insurability of the roof be verified prior to closing.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Comments:

Attic comments:

Improvements such as adding insulation in the attic or installing a radiant barrier can help reduce energy consumption. Several options are available to help reduce attic temperatures and heat transfer into the home. Visit the Department Of Energy's website (www.energy.gov) to learn more about the processes and benefits of each.

Type of ventilation: Eaves, Ridge. Roof decking material: Plywood with laminated radiant barrier. Radiant barrier can limit our ability to visually assess leaking and the condition of the roof decking/framing materials.
Viewed From: Platform areas.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Approximate Average Depth of Insulation: 14 - 16".
Approximate Average Thickness of Vertical Insulation: N/A.
Description of Roof Structure: Rafter assembly.
Evidence of Leaking:No visible signs were noted.

When inspecting attics every attempt is made to fully inspect all areas. Several factors will limit access to the entire attic space. When an attic is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The attic access point: Platform areas.

Access limitations present: Insulation, Framing/walls, Ductwork, Locked doors, Missing catwalks.

Areas accessed: Platform areas.

Access to the attic storage area was blocked; it was not visually inspected.

All visible components were in serviceable condition at the time of our inspection.

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I	NI	NP	D

☐ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.).

Interior walls:

The interior walls are covered with the following materials: Painted sheet rock.

The view of some the interior walls was limited due to the storage of personal effects.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Evidence of repairs/patching observed at some areas. Unable to determine the effectiveness of these repairs or the cause resulting in the repairs.

Apparent water stain(s) were noted on the North bedroom walls. The area(s) were dry at the time of our inspection, we were unable to determine if the stain(s) were still active. If the leaks are still active, we recommend repair as necessary.

All visible interior walls were in serviceable condition at the time of our inspection.

Exterior walls:
The exterior walls are covered with the following materials: Brick, Siding/ trim.

Cracked caulking noted around the structure; we recommend re-sealing to prevent moisture penetration where the caulk is pulling away/separating from adjacent surfaces.

Peeling paint was noted at various locations. We recommend scraping and painting as a matter of normal maintenance.

Settlement cracks were noted at the North, South side(s). Recommend re-sealing the cracks to prevent moisture penetration into the wall structure.

Common cracks observed, primarily a cosmetic concern. Suggest sealing all masonry cracks to prevent water penetration as a routine maintenance effort.

Deteriorated/Missing mortar observed at the brick veneer, recommend evaluation and repairs as necessary.

Rusty brick lintels were noted (metal supports over windows, doors, etc.); recommend repainting to prevent further damage to the metal surfaces.

Evidence of brick and mortar repairs observed in the exterior walls. Unable to determine the effectiveness of these repairs.

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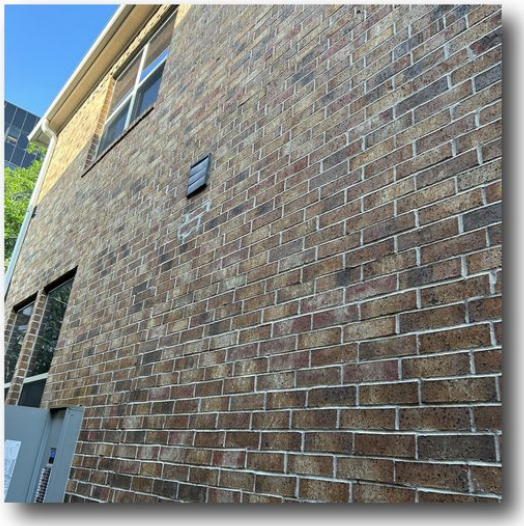
I	NI	NP	D



☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceilings:

The ceilings are covered with the following materials: Painted sheet rock.

Nail pops were noted; these are cosmetic in nature typically resulting from normal settlement.

All visible ceilings were in serviceable condition at the time of our inspection.

Floors:

The floors are covered with the following materials: Hardwood, Tile.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

All visible flooring was in serviceable condition at the time of our inspection.

☐ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**
Comments:

Interior Doors:
Damage was noted at some doors. repairs and re-sealing.may be necessary to prevent further damage to the surface.

The following doors are not properly latching when opening/closing:office.

Some knobs/door hardware were loose at the time of inspection. Repairs may be necessary to restore serviceability.

Exterior Doors:
Damage was noted at the Garage entry door(s). repairs and re-sealing may be necessary to prevent further damage to the surface.

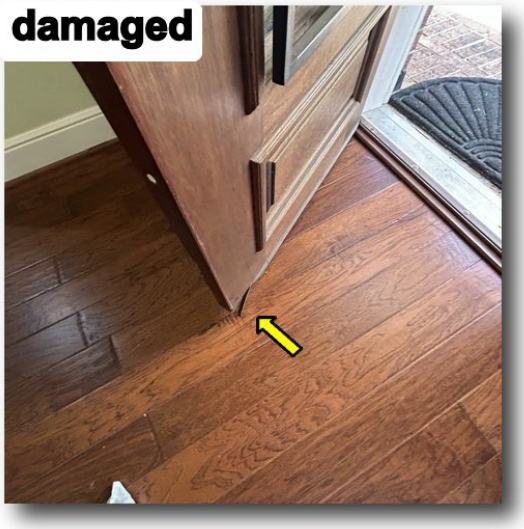
The garage entry doors auto-closing device would not fully close the door. The Texas Real Estate Commission recommends auto-closing devices on garage entry doors to help ensure safety.

The front doors door sweep was damaged; Recommend repairs as needed.

The Front door(s) binds when opening/closing.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



Garage Doors:
The weather seals at the bottom of the door(s) are damaged.

The garage door operated.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☐ ☐ ☐ ☑ **H. Windows**

Comments:

Our ability to visually detect failed thermal pane window sections in the early stages of seal/desiccant failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. Any lists or quantities of failed seals provided are done so as a courtesy only and may not be inclusive of all windows panes that are failed. The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

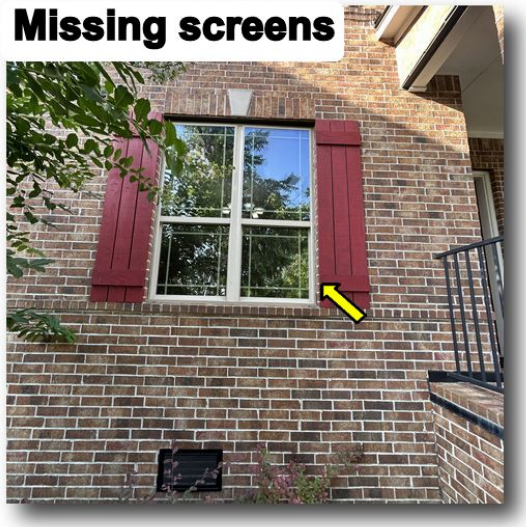
Window tint was noted; window tint limits the amount of light and glare that reflects on the glass. This reduces our ability to determine seal failure.

Missing screens were noted, these are not itemized by room.

Some windows would not open easily using normal force. We recommend ensuring that at least one window per room is operable.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



☑ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

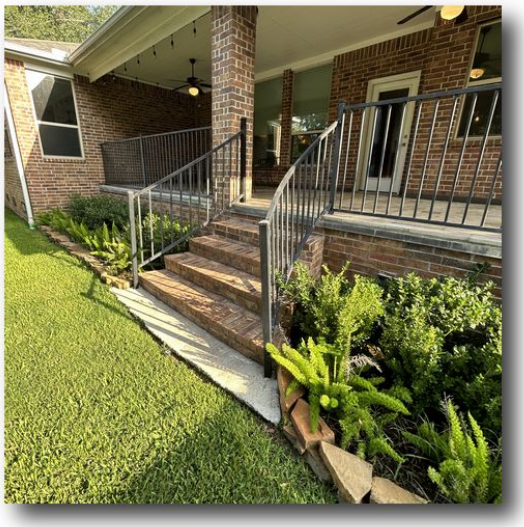
Comments:

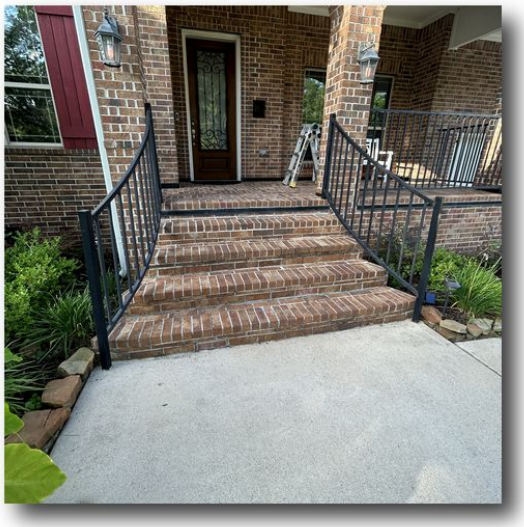
The exterior stairways/steps were in serviceable condition at the time of our inspection.

The interior stairways/steps were in serviceable condition at the time of our inspection.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D





☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Fireplaces:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

Fireplace type(s): Gas Starter / Wood Burning. *Chimney type(s)*: Wood framing/siding.

The damper door will not fully open/close; recommend repair.

A starter pipe has not been installed in the fireplace. Installation will be necessary if a log lighter is desired.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The gas line for the fireplace was capped off gas was not tested at the fireplace.

The fireplace door was sealed shut at the time of the inspection.

Chimneys:
The chimney was in serviceable condition at the time of our inspection.

☐ ☐ ☑ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☐ ☐ ☑ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

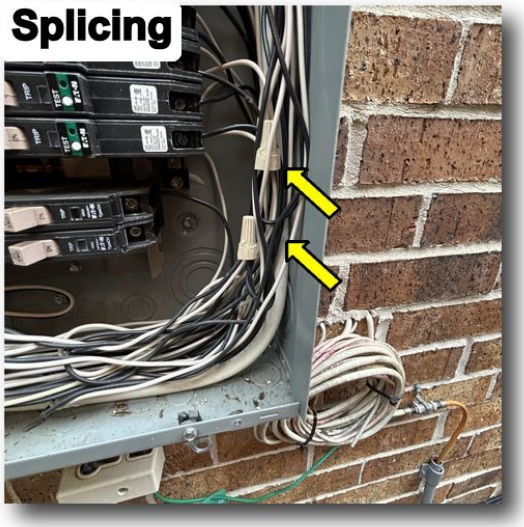
☐ ☐ ☐ ☑ **A. Service Entrance and Panels**
Comments:

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any existing labels.

Type of Service:Underground Service. *Size:* Approximately 200 amp. *Panel location:* Exterior panel box.

Main disconnect: Present.

Splicing to supply additional circuits was noted within the panel. We recommend a licensed electrician perform any needed repair.



☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Comments:
Type of Wiring: Copper.

Branch circuits:

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a device or fixture. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Some loose, missing outlet covers were noted. We recommend replacement to help assure safety. Cost and repair is minimal.

The exterior flood light system (tree/landscape lights) was not inspected; If further review is desired, we recommend evaluation by a qualified contractor.

The patio, media room ceiling fan was excessively noisy. We recommend repair to help assure serviceability.

GFCI/AFCI protection:

Ground fault circuit interrupter outlets (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal (i.e. "wet" locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested. Arc Fault circuit interrupter protection is provided by breakers in the panel; we make every attempt to determine if the proper outlets are AFCI protected but may not be able to find all (if any) that are not properly protected per our standards of practice; if further review is desired we recommend that a licensed electrician inspect and repair any required circuits that are not AFCI protected.

We recommend providing active GFCI protected outlets at the following areas: laundry area.

AFCI protection was provided at the proper circuits (all non-GFCI circuits/outlets).

Fire/CO protection:

Smoke detectors are tested for a local alarm by pressing the test button on each accessible detector. Testing of fire sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Smoke detectors were located in each bedroom, hallway and all stories present.

☐ ☐ ☑ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Comments:

Note: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Duct damper systems of any type are not evaluated or operated. Regular maintenance of the HVAC System can greatly extend its useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air conditioning system.

Heating Systems:
Location: Upstairs Type: Zoned Forced Air.
Energy Source: Gas.
Furnace information:
Manufacturer:Carrier. Age: 8.
Model number: 58PHB070-10116
Serial number: 3917A17287
Filter location:At the unit.

Location: downstairs Type: Zoned Forced Air.
Energy Source: Gas.
Furnace information:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Manufacturer:Carrier. Age: 8.
Model number: 58PHB090-10116
Serial number: 5117A17406
Filter location:At the unit.

The furnace(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Comments:

Inspection of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. To meet the TREC Standard of reporting "inadequate cooling as determined by system performance" we rely on the use of Infrared Thermometers to obtain Temperature Differentials (TD). Any reported TDs are measured at the return air grills and supply registers. Any TDs outside of the accepted industry standard of 15-22 degrees are deemed to be "deficient" and indicative of the System not operating at optimum levels and we recommend evaluation by a licensed HVAC Contractor.

Location: Upstairs. Type: Zoned Forced Air.
Energy Source: Electric.
Condenser information:
Manufacturer: Carrier Age: 7.
Model number: CA16NA030-A
Serial number: *0818X34635*

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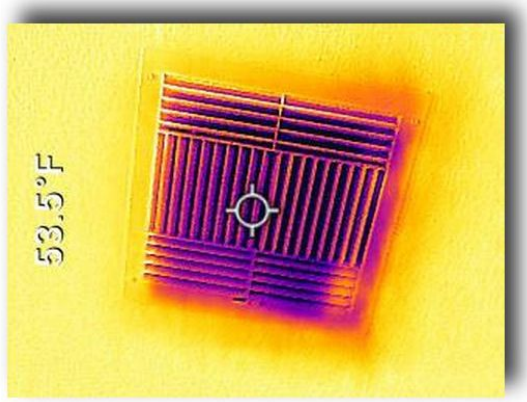
I	NI	NP	D

Rust was noted in the pan. At some time in the past, the primary condensate drain line was not properly removing water from the inside portion of the air conditioning system. No visible evidence of ongoing leaking was noted at the time of our inspection. If review is desired, we recommend contacting a licensed heating and air conditioning contractor.

Recommend straightening the cooling fins on the exterior condenser to help assure adequate air flow.

Upstairs unit:
The return air temperature was 69°F and the supply air temperature was 53°F, giving a temperature differential of 16°F, which was within a serviceable range.

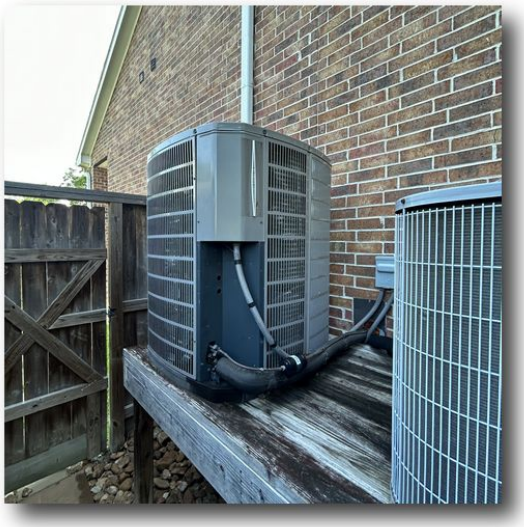


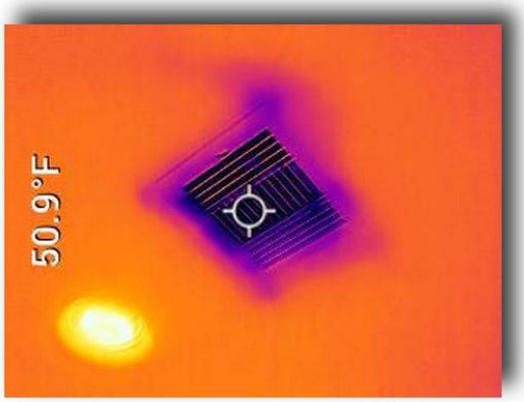
Location: downstairs. Type: Zoned Forced Air.
Energy Source: Electric.
Condenser information:
Manufacturer: American Standard Age: 5.
Model number: 4A7A6048J1000AA
Serial number: *202226X82F*

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Downstairs unit:
The return air temperature was 70°F and the supply air temperature was 50°F, giving a temperature differential of 20°F, which was within a serviceable range.





☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Ducting comments*:*

The entire ducting system is rarely fully visible. We only inspect and comment on the visible areas of the duct system. Limited accessibility is noted in the attic and/or foundation (crawl space) sections of this report. We recommend inspection and evaluation by a qualified contractor whenever there are sections of ductwork that are not visible.

Comments:
Duct Type: Flexible ducting.

All visible components were in serviceable condition at the time of our inspection.

☐ ☐ ☑ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

The kitchen, bathroom, and exterior fixtures were operated when possible. We do not operate water shut off valves under sinks. We do not disconnect the supply hoses to the clothes washer, if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street
Static water pressure reading: 60 psi. Water Source: City
Type of supply piping material: Pex.

The water filter/softener equipment was not tested (outside the scope of the inspection); we recommend evaluation by a qualified contractor if further review is desired.

The water meter drip indicator showed no flow to the structure when no demand was called for at the plumbing supply system.

The hose bibs are missing parts (the vacuum breaker is missing); repairs are needed to restore serviceability.

Bathrooms:
The master shower door bind when opening and closing making a loud pop noise; Recommend repairs as needed.

Caulking and/or grout in the tub/shower surrounds is cracking or loose. The grout/caulking needs to be repaired to help prevent possible water penetration behind tile and damage to interior walls. Such damage may not be apparent from a visual inspection of the outer surface.

Not all of the water flow was diverted to the upstairs hall, Upstairs bedroombath shower. Water still flows from the tub spigot when the shower head was activated.

The master,and Upstairs bedroom bath tub stopper was missing.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Comments:

Based upon that standards of the state, the drain system is a visual inspection only. Cameras or other specialized equipment is not utilized. At the time of inspection, the water is operated at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. The washing machine drain is not tested. If the home is pier & beam construction (equipped with a crawl space), all areas of the piping are rarely accessible. If any areas of piping were not visually inspected we recommend evaluation and repair as needed by a qualified contractor. See the foundation section for notes concerning crawl space accessibility when applicable.

Sewer Type: Muncipal system. Piping type:PVC (plastic).

All visible components were in serviceable condition at the time of inspection.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Comments:

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

Water Heater information:
Energy Source: Gas. Location: Attic.
Approximate Capacity: Tankless . Age: 7. Brand Name: Rinnai.
Model number: RL94i
Serial number: KA.CA-005072

The water heater(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☐ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Comments:

The whirlpool tub is filled to a level above the water jets when possible and operated when possible. Pump and supply lines Typically are not completely accessible. If disassembly for a more detailed review is desired, we recommend consulting a licensed plumber.

The hydro therapy tub would not operate. We recommend repair by a qualified contractor.

☑ ☐ ☐ ☐ **E. Gas Distribution System and Gas Appliances**

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Comments:

Type of piping used: Black iron
Location of gas meter West exterior.

All visible components were in serviceable condition at the time of our inspection.

☐ ☐ ☑ ☐ **F. Other**
Comments:

V. APPLIANCES

☐ ☐ ☐ ☑ **A. Dishwashers**
Comments:

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

The dishwasher operated.

The dishwasher leaked when operated.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

The food waste disposer operated as intended and all visible components were in serviceable condition at the time of our inspection.

☐ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**
Comments:

The range vent is a exterior ducted type unit.

The range vent would not operate; recommend repair.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit.

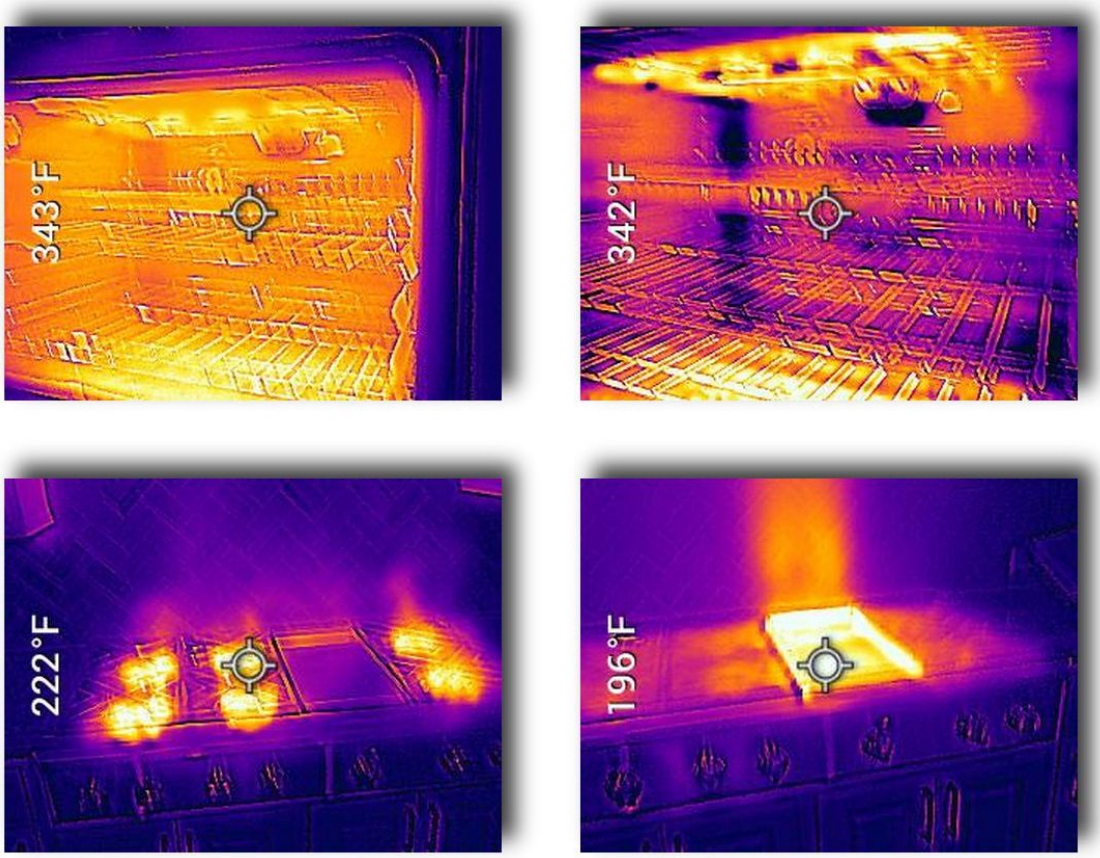
Cook top Type: Gas *Oven type:* Electric

The cook top was operational and all visible components were in serviceable condition at the time of our inspection.

When the ovens were set for a temperature of 350°F, the actual temperature in the upper oven was 343°F and the lower oven was 342°F which was within a serviceable range.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

The microwave oven was tested and appeared to be serviceable at time of inspection.

☐ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The bath vents operated.

The accessible ceiling vent fans appear to discharge to the exterior.

An exterior vent flap was damaged (East, West side). We recommend replacement to help prevent unwanted animal entry.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☐ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

We do not test the pressure sensitive auto-reversing feature of the door opener. If further evaluation and testing is desired we recommend contacting a qualified technician. Garage door openers should be tested annually.

The electronic eyes were mounted too far above the floor to help ensure safety. We recommend lowering the eyes to within 6 inches of the floor.

☐ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The dryer vent was viewed, but not operated. It is recommended that the dryer vent ducting be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.

The exterior vent flap was damaged (East side). We recommend replacement to help prevent unwanted animal entry.

☐ ☐ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☑ **A. Landscape Irrigation Systems**

Comments:

The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only.

Zone 01: Front beds
Zone 02: North turf
Zone 03: West turf
Zone 04: Back beds
Zone 05: East turf
Zone 06: South turf
A back-flow prevention valve was noted.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The system operated.

Many overgrown heads were noted.

The exterior wiring conduit is damaged; recommend repairs or care should be taken to prevent wiring damage.

Sprinklers are spraying the structure. We suggest adjusting sprinkler heads away from structure to prevent damage and/or deterioration to the structure.